

MINUTES OF THE  
MARICOPA ASSOCIATION OF GOVERNMENTS  
BUILDING CODES COMMITTEE

January 16, 2008

Maricopa Association of Governments Office  
Cholla Room  
Phoenix, Arizona

COMMITTEE MEMBERS

Michael Clack, Scottsdale, Chairperson  
Ken Sowers, Avondale  
Phil Marcotte, Buckeye  
\*Mike Tibbett, Carefree  
Richard Esposito for Mike Baxley, Cave  
Creek  
A-Alex Banachowski, Chandler  
Mary Dickson, El Mirage  
\*Peter Johnson, Fountain Hills  
\*John Smith, Gila Bend  
\*Jo Rene DeVeau, Gila River Indian  
Community  
A-Ray Patten, Gilbert  
Bryan Woodcox for Deborah Mazoyer,  
Glendale

Ed Kulik, Goodyear  
\*Chuck Ransom, Litchfield Park  
Tom Ewers, Maricopa County  
A- Randy Wolff for Steven Hether, Mesa  
Bob Lee, Paradise Valley  
Cheryl Mullis for Dennis Marks, Peoria  
Tom Wandrie, Phoenix  
\*Dennis Street, Queen Creek  
Forrest Fielder, Surprise  
A-Michael Williams, Tempe  
Mario Rochin, Tolleson  
Bob Cooperider, Youngtown  
Rus Brock, Home Builders Association

OTHERS IN ATTENDANCE

Johanna Kuspert, Maricopa County  
Lucinda Swann, Maricopa County  
Bob Palmer, Southwest Gas  
Ed Peaser, Scottsdale  
John Turcotte, Scottsdale  
Gaye Knight, Phoenix  
Clint Mueller, ProTex  
Brian Juedes, Felton Engineering

\*Those members neither present nor  
represented by proxy.

A-Those members participating via  
audioconference

V-Those members participating via  
videoconference

1. Call to Order

Michael Clack, Chair, called to order the January 16, 2008 meeting of the MAG Building Codes Committee (BCC) at 2:00 p.m.

2. Introductions

Voting members Alex Banachowski, Ray Patten, Mike Williams and proxy Randy Wolff attended via telephone conference call. All members introduced themselves.

3. November 28, 2007 Meeting Minutes

Bryan Woodcox said his name was misspelled in agenda item three of the November 2007 meeting minutes. It was moved by Tom Ewers, seconded by Bryan Woodcox and unanimously recommended to approve the November 28, 2007 meeting minutes as amended.

4. Call to the Audience

There were no comments from members of the audience.

5. Comments From the Committee

Bob Lee noted that the Central Arizona Chapter of the International Code Council (ICC) is having their installation banquet at Pioneer Park, January 19, 2008 at 5 p.m. Forrest Fielder noted that there are a few seats available for the banquet and interested parties should contact Ben Cox at Gilbert for banquet tickets. Forrest Fielder announced that Tom Wandrie will be president of the Central Arizona Chapter of the International Code Council in 2008.

6. Post-Tensioned Slabs

Michael Clack introduced the agenda item.

Rus Brock said that feedback was received from the MAG Building Codes Committee (BCC) on the position papers created by the Arizona Residential Post-Tensioned Round Table (ARPTRT). Mr. Brock said he forwarded the comments to Clint Mueller. Mr. Mueller reviewed the four anonymous comments to these position papers.

Rus Brock said the work of the ARPTRT was professional and they did a good job determining what code requirements were.

Ed Kulik said he was involved in the ARPTRT meetings and he said the membership was diverse and they worked hard to create a great product.

Bob Lee said he appreciated the work of the ARPTRT, and he said it is clear that special inspection and continuous inspection is required.

Bob Lee asked committee members if the last paragraph on design #1 and design #2 position papers was necessary. The MAG BCC decided it was not necessary and asked that the last paragraph on each paper be removed.

Bob Lee moved to accept the recommendations made by the ARPTRT so that all MAG member agencies have the same standards for inspection, evaluation and acceptance of the concrete pour for residential post-tensioned slabs-on-ground. The motion was made with the removal of the last paragraph on the position papers. Forrest Fielder seconded the motion.

A roll call vote was taken on the motion, which passed by a vote of 18 yes and 1 abstention, with Michael Clack, Ken Sowers, Phil Marcotte, Richard Esposito, Alex Banachowski, Mary Dickson, Ray Patten, Bryan Woodcox, Ed Kulik, Tom Ewers, Randy Wolff, Bob Lee, Cheryl Mullis, Tom Wandrie, Forrest Fielder, Michael Williams, Mario Rochin, Bob Cooperider voting yes and Rus Brock abstaining.

Clint Mueller thanked the committee.

## 7. Grease Interceptors

Michael Clack remarked that he asked for this agenda item because he wanted to know best practices from member agencies in regards to grease interceptors. Mr. Clack defined grease interceptors. Mr. Clack noted that there are a lot of disagreeable odors emanating from grease interceptors in certain areas of Scottsdale.

Bob Lee said that in Paradise Valley a restaurant was recently gutted and reengineered and he had to determine what code to use for the grease interceptors. Bob Lee explained that the International Plumbing Code (IPC) does not have any requirements for the size of grease traps. He said the Uniform Plumbing Code (UPC) has a method and the Plumbing and Drainage Institute (PDI) has a standard for sizing drainage pipes, so they determined that was a universal standard and the restaurant used those sizes as they were more straight forward and nationally recognized. He said the PDI document determined it based on flow rate and sink size.

Randy Wolff said they typically require a registrant to give them sizing information. He said the Mesa utility operations department said registrants are over-sizing grease interceptors. He noted they allowed more than one business to attach to a single interceptor. He asked if other cities are experiencing similar problems with their utility operations. Michael Clack said the city of Scottsdale had similar problems where neither the IPC or the UPC set a maximum size for a grease interceptor and they did some research to determine optimum size. He said the problem is created by the maintenance not the size of it. Michael Clack said that it tends to be that they oversize them. Cheryl Mullis said that the Peoria utilities department works closely with their building officials and they collaborate well and have a good working relationship. She noted that their utilities department goes out on inspection.

Forrest Fielder asked if there were sizing criteria in the Appendix of the IPC. Cheryl Mullis said yes, but it is not as detailed as the UPC. Ms Mullis suggested that building officials handle installation and utilities handle maintenance. Bob Lee said that in the UPC it only allowed one grease interceptor per establishment. He noted that the IPC does not have this requirement. Bob Lee said that a problem occurs when there are multiple users on a single interceptor as it is not clear who is responsible for the maintenance.

Ed Peaser said that when the State decided to do away with UPC, he was surprised that so many jurisdictions adopted the IPC with no amendments. Mr. Peaser noted that Scottsdale wrote their own set of amendments for grease interceptors. He said they are using an EPA2 model as the sizing criteria for grease interceptors. He mentioned that in Scottsdale, prior to submitting a plan, the submitter must meet with the water and waste water department. Then when the plan is approved for construction, that maintenance plan becomes an enforceable document when doing construction on the site. Mr. Peaser offered to share these documents with the MAG BCC. Ed Peaser said Scottsdale thought this was an opportunity to partner with water and waste water and allow them to be involved in enforcement. Forrest Fielder said he fully believes this relationship needs to be developed in each community. Mr. Fielder said that in Surprise they state that if it is a restaurant it needs a grease interceptor, as building officials do not control the menu.

Cheryl Mullis asked if they did any sizing for sand oil interceptors. Ed Peaser said yes but in a more generic form. He said most sand oil interceptors are found in parking garages. John Turcotte said the method for sizing was addressed so now they can be proactive rather than reactive. Bryan Woodcox said Glendale has a strong relationship with their wastewater department and they review all plans from the beginning.

8. MAG 2007 Five Percent Plan for PM-10 for the Maricopa County Nonattainment Area

Gaye Knight gave a presentation on the city of Phoenix Implementation Strategy for Air Quality and Senate Bill 1552. Forrest Fielder thanked Gaye for her presentation.

Forrest Fielder asked about parking on construction sites. Gaye Knight said Maricopa County has a rule to address this. She said the city of Phoenix ensures their building officials are trained in dust as well. Bob Lee said that in Paradise Valley, the building inspector enforces rules about parking on construction sites. Randy Wolff said Mesa has a training program to help building officials understand the codes.

Forrest Fielder asked how Maricopa County enforces this program. Johanna Kuspert said that Maricopa County is revising some of the dust related regulations and ordinances to match Senate Bill 1552. Ms. Kuspert said that Maricopa County is hiring more staff for dust compliance. Forrest Fielder asked if Maricopa County will be training city staff on these dust control measures and rules. Lucinda Swann replied that Maricopa County offers basic training, comprehensive training and a train the trainer class. She suggested contacting Lucinda Swann, Maricopa County at 602-506-1842 to set up a training session.

9. Regional Plan Review/MAG Building Inspectors/Plans Examiners (RPR/BI/PE) Forum Update

Cheryl Mullis said that there has not been a meeting of the Regional Plan Review/MAG Building Inspectors/Plans Examiners Forum so there is no update.

10. Updated MAG Building Codes Committee Membership

Michael Clack asked for any changes in membership on the MAG Building Codes Committee to be reported to Heidi Pahl.

7. Update Survey of Code Adoptions

Tom Ewers said that Maricopa County adopted the 2006 IPC. Michael Clack said Scottsdale is getting close to adopting the 2006 IPC.

8. Topics for Future Agendas

Forest Fielder suggested a future meeting topic on building commissioning for energy code compliance.

Michael Clack said another topic might be about a grease duct device that he recently learned about. Mr. Clack mentioned he had concerns with the sealant.

9. Adjournment

The meeting adjourned at 3:27 p.m.